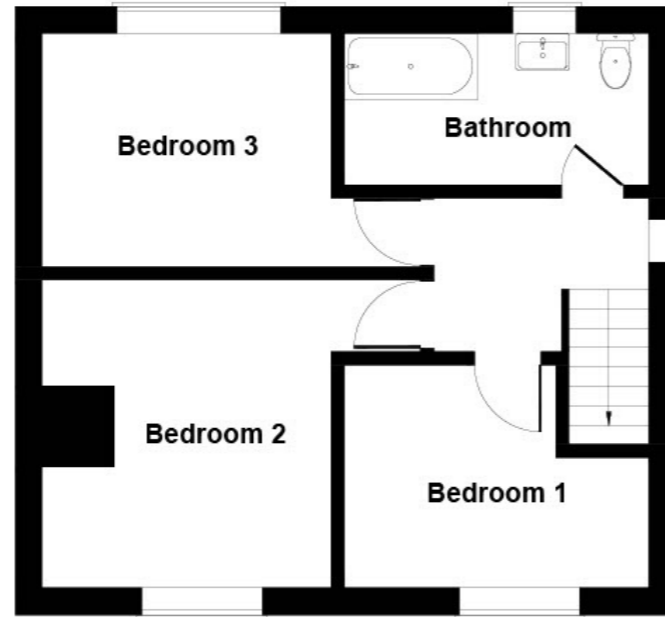


GROUND FLOOR



FIRST FLOOR

Services

Mains water, electricity and drainage.

Extras

All fitted floor coverings, curtains and blinds. A free-standing cooker and an under counter fridge.

Heating

Oil fired central heating.

Glazing

Double glazed windows throughout.

Council Tax Band

A

Viewing

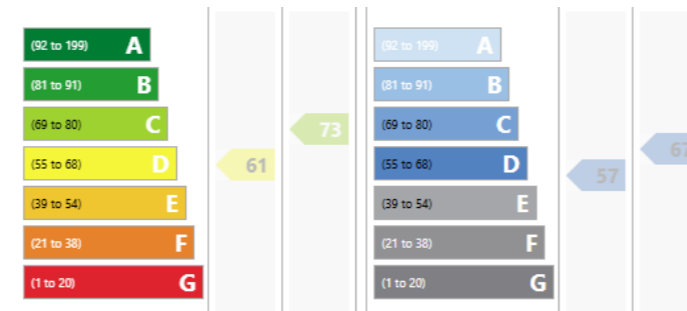
Strictly by appointment via Munro & Noble Property Shop
- Telephone 01862 892 555.

Entry

By mutual agreement.

Home Report

Home Report Valuation - £130,000
A full Home Report is available via Munro & Noble website.



**83 Kirkside
Alness
IV17 0RJ**

This well-proportioned, three bedroomed semi-detached house is within walking distance to excellent amenities including a medical centre and primary and secondary schools.

OFFERS OVER £130,000

📍 The Property Shop, 22 High Street, Tain
✉ property@munronoble.com
☎ 01862 892 555

Property Overview

- Semi-Detached House
- 3 Bedrooms
- 1 Reception
- 1 Bathroom
- Oil
- Garden
- Shared Parking

DETAILS: Further details from Munro & Noble Property Shop, 22 High St, Tain IV19 IAE Telephone 01862 892555.'

OFFERS: All offers to be submitted to Munro & Noble Property Shop, 22 High St, Tain IV19 IAE.

INTERESTED PARTIES: Interested parties are advised to note their interest with Munro & Noble Property Shop as a closing date may be set for receipt of offers in which event every endeavour will be made to notify all parties who have noted their interest. The seller reserves the right to accept any offer made privately prior to such a closing date and, further, the seller is not bound to accept the highest or any other offer.

GENERAL: The mention of any appliances and/or services does not imply that they are in efficient and full working order. A sonic tape measure has been used to measure this property and therefore the dimensions given are for general guidance only.

Kitchen/Diner



Kitchen/Diner



Bedroom One



Bedroom Two





Lounge



Property Description

83 Kirkside is modern and flexible, three bedroomed semi-detached house with front and rear gardens that enjoys a lovely position in the town of Alness. This attractive home is sure to appeal to a number of prospective purchasers including first time buyers, young couples and families, as it provides a fantastic space for modern day living and entertaining. Inside you are treated to a number of excellent features including a fitted kitchen, modern wall panelling, double glazed windows and oil fired central heating, with the option to re-open the fireplace within the lounge. The accommodation within is spread over two floors, with the ground floor comprising an entrance hallway, a spacious, South facing lounge with double aspect windows allowing the natural light to flow in, and a stylish kitchen featuring a breakfast bar for informal dining. Fitted with ample wall and base mounted units with laminate worktops and splashback tiling, this room also has a composite 1 ½ sink with mixer tap and drainer and gives access to the rear elevation. There is plumbing for a washing machine and dishwasher, and included in the sale in the free-standing fridge-freezer and electric cooker. From the hallway, stairs leads to the first floor landing where there is access to the loft via a drop down ladder, two double bedrooms, a single bedroom, and the family bathroom. The bright and airy room hosts a WC, a wash hand basin and a bath with shower overhead, and is completed by wet-walling and tiling.

Externally, the front garden is fully enclosed with a block built wall and is laid to a combination of lawn, gravel and paved slabs. The rear grounds are fully enclosed by timber fencing and has artificial grass, paved slabs and offers an ideal spot for al fresco dining. Sited within the rear garden is a large timber shed. Communal parking can be found to the side elevation of the property.

The town of Alness is home to several shops, restaurants, pubs, supermarkets, a doctor's surgery, leisure centre and swimming pool. Primary schooling is within walking distance, and older children can attend Alness Academy. Alness has its own railway station on the Far North Line, and a bus service connects Alness with Inverness, Dingwall, and nearby towns.

Rooms & Dimensions

- Entrance Hall
- Lounge
Approx 6.25m x 3.36m
- Kitchen/Diner
Approx 4.33m x 3.28m
- Landing
- Bathroom
Approx 3.18m x 1.72m
- Bedroom Three
Approx 3.58m x 2.52m
- Bedroom Two
Approx 4.26m x 2.63m
- Bedroom One
Approx 4.25m x 3.53m



Bathroom



Bedroom Three

